

17 Aviation Rd SE
Marietta, GA 30060

Owner Statement



LJMO 252, LLC
5740 S Forest St
Greenwood Village, CO 80121-2138



Properties
2535CountyLineRd. - 2535
County Line Rd SW
Atlanta, GA 30331-6601

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 09/01/2025			262.50
09/03/2025	Maggie Tenner	ECP receipt	AD56-3DB0	Rent Income - September 2025	980.00		1,242.50
09/10/2025	PURE Property Management of Georgia	eCheck	4BC0-3920	Management Fees - Management Fees for 09/2025		68.60	1,173.90
				Ending Cash Balance			1,173.90
Total					980.00	68.60	

Bills Due

Due Date	Payee	Description	Unpaid
09/10/2025	LJMO 252, LLC	Owner payment for 09/2025	911.40
Total			911.40

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn 230 - 659
Auburn Ave NE Apt 230
Atlanta, GA 30312-1980

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 09/01/2025			262.50
09/01/2025	Demi Rene Malone Kemp	Receipt		Rent Income	2,200.00		2,462.50
09/10/2025	PURE Property Management of Georgia	eCheck	4BC0-3920	Management Fees - Management Fees for 09/2025		154.00	2,308.50
				Ending Cash Balance			2,308.50
Total					2,200.00	154.00	

Bills Due

Due Date	Payee	Description	Unpaid
09/10/2025	LJMO 252, LLC	Owner payment for 09/2025	2,046.00
Total			2,046.00

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn 235 - 659
Auburn Ave NE Apt 235
Atlanta, GA 30312-1980

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 09/01/2025			262.50
09/01/2025	Lincoln Doggett	eCheck receipt	7E54-E600	Rent Income - September 2025	2,295.00		2,557.50
09/01/2025	Lincoln Doggett	eCheck receipt	7E54-E600	Pet Fee Income to Owner - September 2025	30.00		2,587.50
09/10/2025	PURE Property Management of Georgia	eCheck	4BC0-3920	Management Fees - Management Fees for 09/2025		160.65	2,426.85
				Ending Cash Balance			2,426.85
Total					2,325.00	160.65	

Bills Due

Due Date	Payee	Description	Unpaid
09/10/2025	LJMO 252, LLC	Owner payment for 09/2025	2,164.35
Total			2,164.35

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn Ave, Unit 152 -
659 Auburn Ave NE Ste 152
Atlanta, GA 30312-1976

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 09/01/2025			1,136.70
09/02/2025	NICH Culture LLC	CC receipt	1890-0920	Rent Income - September 2025	2,850.00		3,986.70
09/10/2025	PURE Property Management of Georgia	eCheck	4BC0-3920	Management Fees - Management Fees for 09/2025		199.50	3,787.20
09/17/2025	High Priority Plumbing	eCheck	B8FE-A1C0	Plumbing Service/Repair - Plumbing Service/Repair		265.00	3,522.20
				Ending Cash Balance			3,522.20
Total					2,850.00	464.50	

Bills Due

Due Date	Payee	Description	Unpaid
09/10/2025	LJMO 252, LLC	Owner payment for 09/2025	2,650.50
09/24/2025	Hammock's A/C, Inc.	HVAC Service/Repair	874.20
Total			3,524.70

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

Please Remit Balance Due 265.00

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Properties
659 Auburn Ave, Unit 252 -
659 Auburn Ave NE Ste 252
Atlanta, GA 30312-1976

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 09/01/2025			262.50
09/01/2025	Jordan Mitchell	eCheck receipt	89AC-F250	Rent Income - September 2025	2,995.00		3,257.50
09/10/2025	PURE Property Management of Georgia	eCheck	4BC0-3920	Management Fees - Management Fees for 09/2025		266.56	2,990.94
				Ending Cash Balance			2,990.94
Total					2,995.00	266.56	

Bills Due

Due Date	Payee	Description	Unpaid
09/10/2025	LJMO 252, LLC	Owner payment for 09/2025	2,728.44
Total			2,728.44

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	0.00

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Properties
659 Auburn Ave, Unit 264 -
659 Auburn Ave NE Apt 264
Atlanta, GA 30312-1985

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 09/01/2025			200.00
09/01/2025	Marina Buck	Receipt		Rent Income	46.00		246.00
09/01/2025	Marina Buck	eCheck receipt	6F6F-88A0	Rent Income - September 2025	2,304.00		2,550.00
09/10/2025	PURE Property Management of Georgia	eCheck	4BC0-3920	Management Fees - Management Fees for 09/2025		3.22	2,546.78
09/10/2025	PURE Property Management of Georgia	eCheck	4BC0-3920	Management Fees - Management Fees for 09/2025		161.28	2,385.50
09/25/2025	PURE Property Management of Georgia	eCheck	3148-D4D0	Inspection - Annual Inspection - Annual Inspection		125.00	2,260.50
				Ending Cash Balance			2,260.50
Total					2,350.00	289.50	

Bills Due

Due Date	Payee	Description	Unpaid
09/10/2025	LJMO 252, LLC	Owner payment for 09/2025	2,040.50
Total			2,040.50

Property Cash Summary

Required Reserves	262.50
Work Order Estimates	82.50
Please Remit Balance Due	125.00